

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: 4-18-95
File # 68
Signed: D. Parley

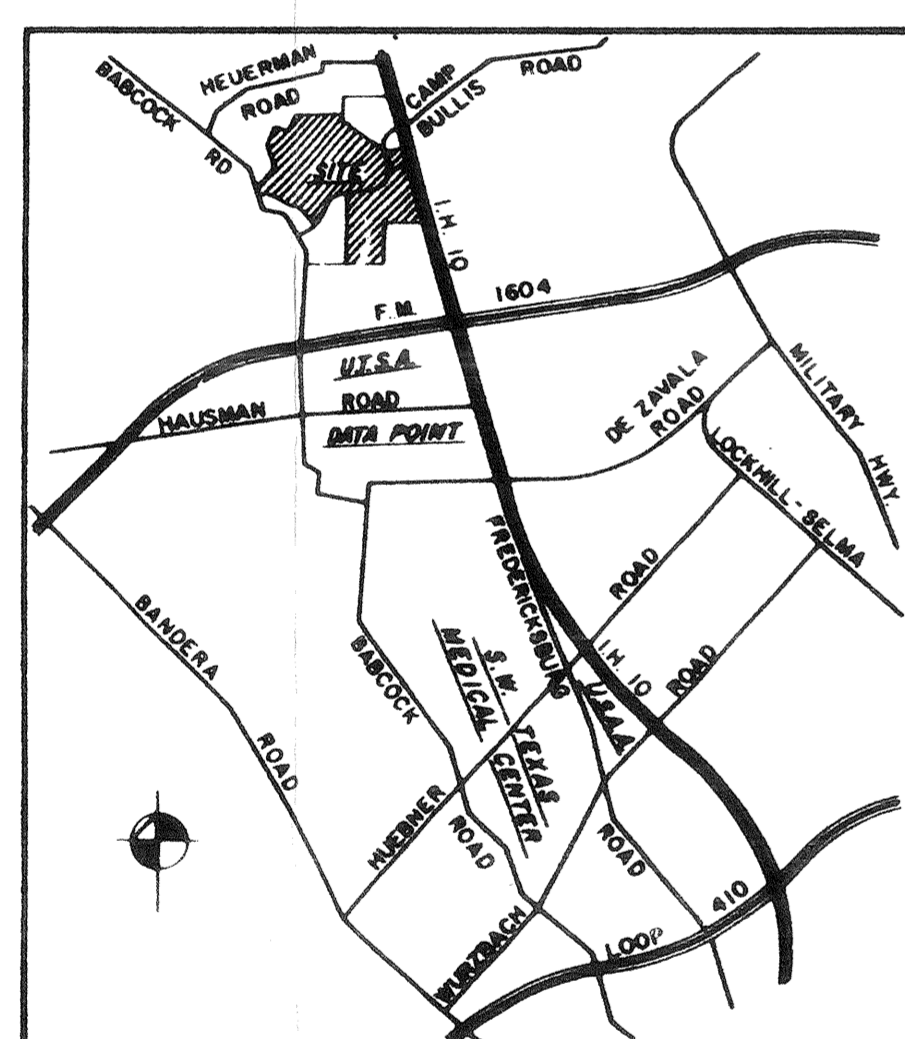
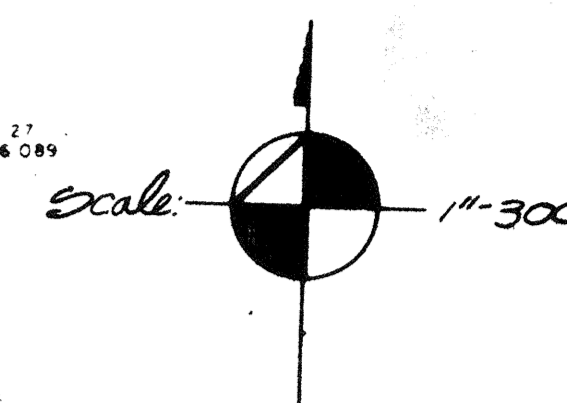
D. R. P.

Permit # 159

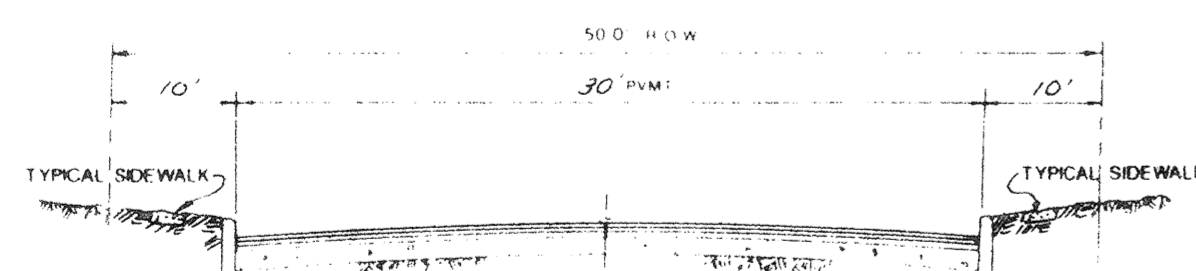
Starts April 14, 1995

Expires Sept 1, 2007

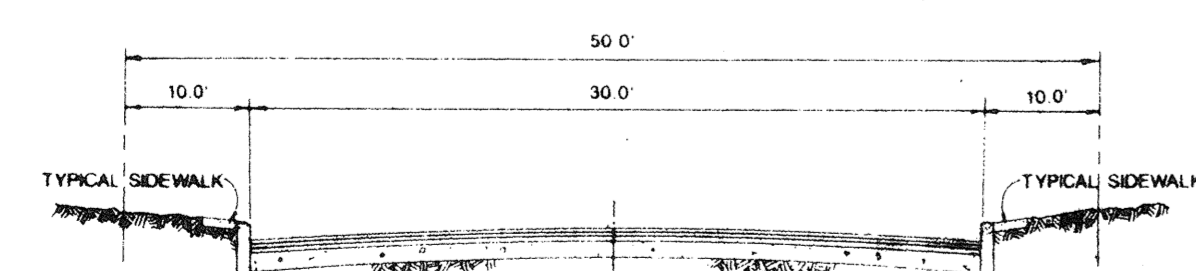
Issued by: fl



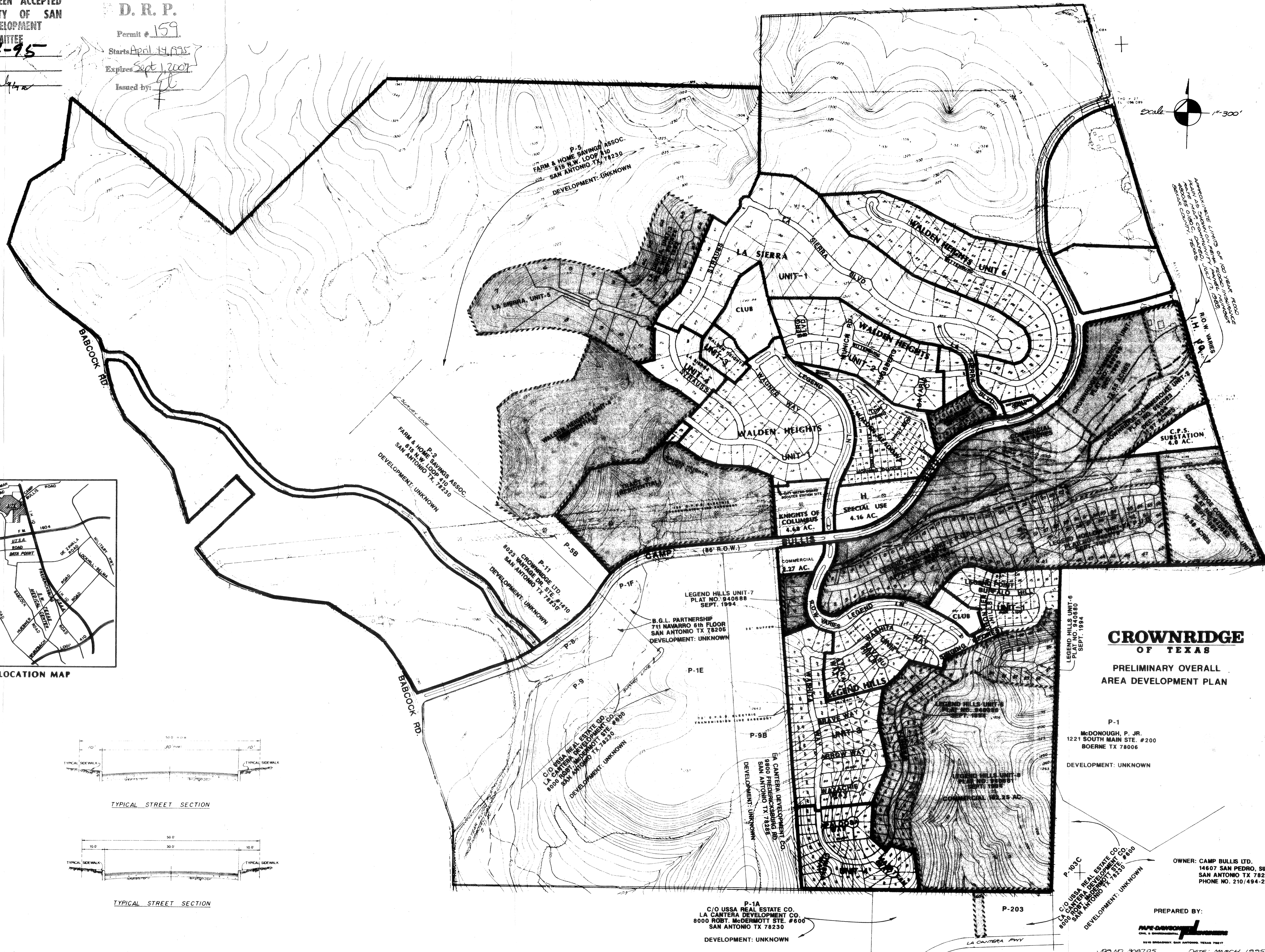
LOCATION MAP



TYPICAL STREET SECTION



TYPICAL STREET SECTION



**CROWNDRIDGE
OF TEXAS**

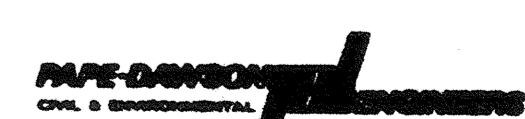
PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN

P-1
McDONOUGH, P. JR.
1221 SOUTH MAIN STE. #200
BOERNE TX 78006
DEVELOPMENT: UNKNOWN

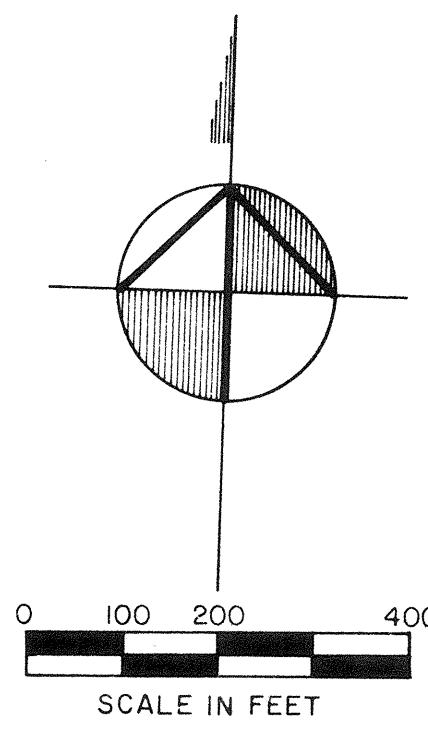
P-102C
C/O USSA REAL ESTATE CO.
LA CANTERA DEVELOPMENT CO.
8000 POST. MODERNITY STE. #600
SAN ANTONIO TX 78230
DEVELOPMENT: UNKNOWN

OWNER: CAMP BULLS LTD.
14607 SAN PEDRO, SUITE 100
SAN ANTONIO TX 78232
PHONE NO. 210/494-2555

PREPARED BY:

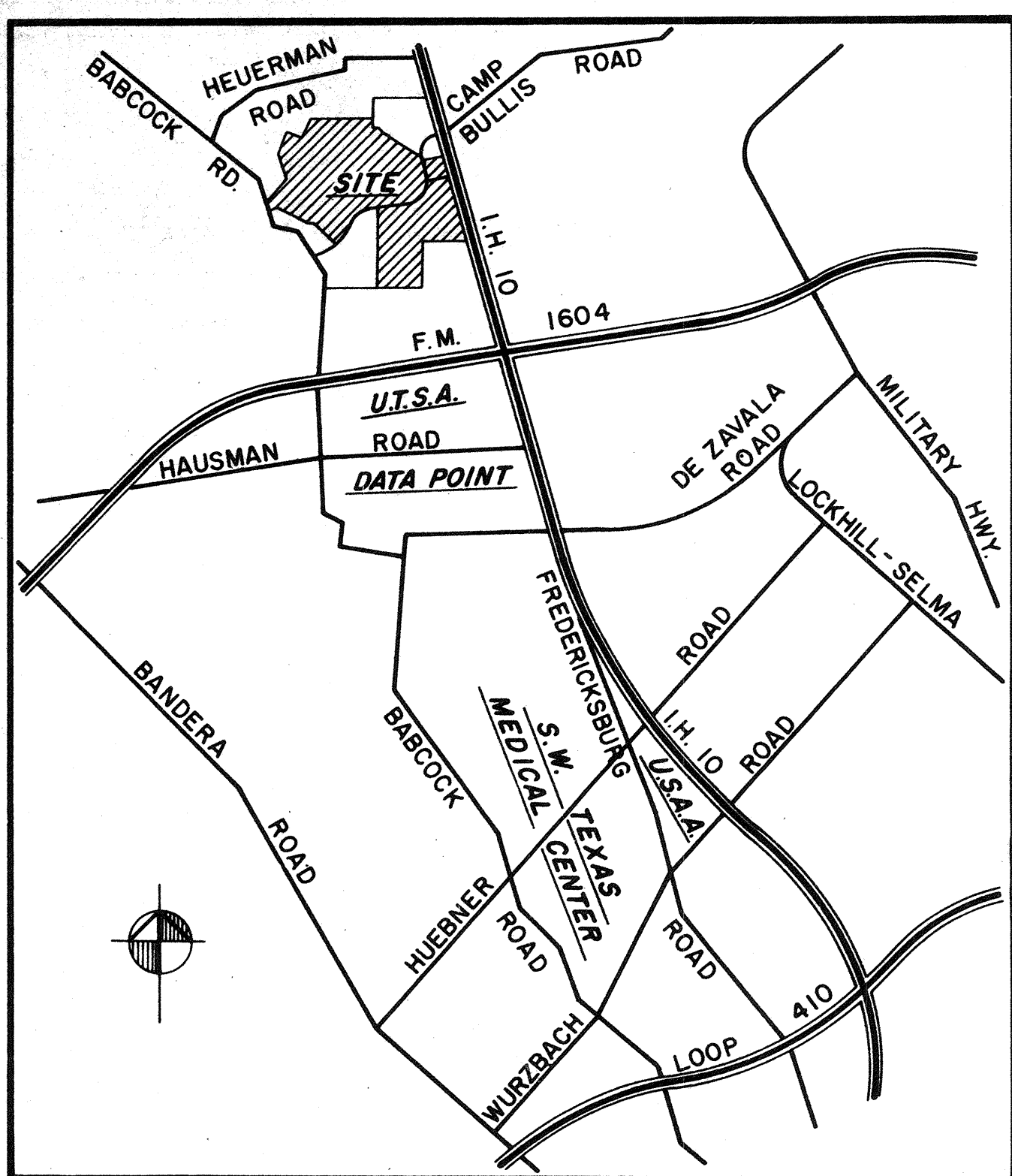
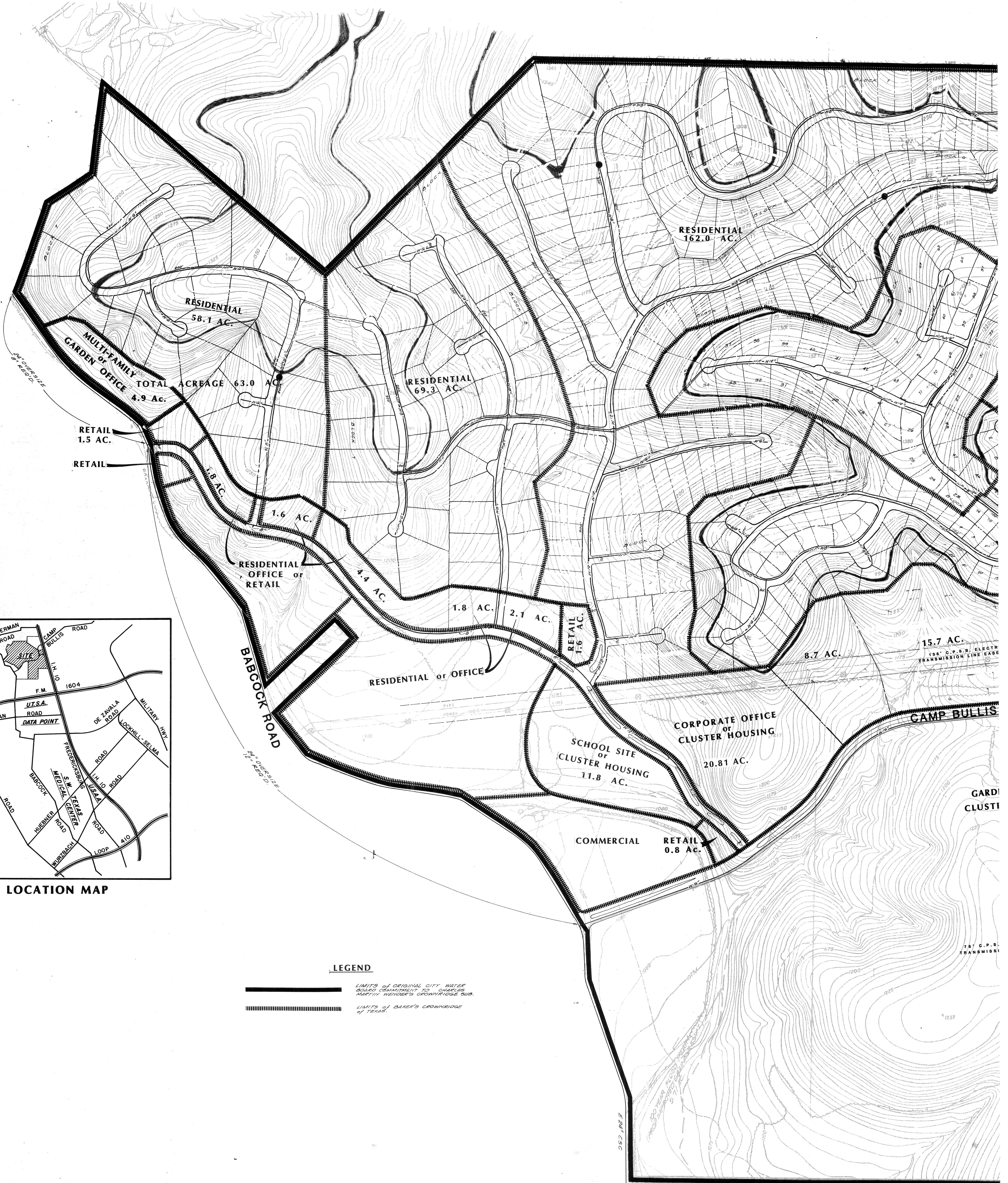


VRP# 04-06-129



Date: March, 1986

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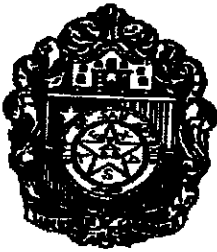


LOCATION MAP

LEGEND

- LIMITS OF ORIGINAL CITY WATER
- LIMITS OF BAREK'S CROWNROSE SUB.

Permit File # 09-06-129



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 09-06-129
Assigned by city staff

Date: _____

☐ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Ken Leonard

Phone: (210) 532-3241 Fax: (210) 532-3399

Address: 647 Steves Avenue

City: San Antonio State: Texas Zip code: 78210

Engineer/Surveyor: Pape-Dawson Engineers (Tom Carter)

Address: 555 East Ramsey

City: San Antonio State: Texas Zip code: 78216

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -8 AM 7:21

(b) Name of Project: Hillwood at Crownridge

(c) (k) Site location or address of Project and Legal description: The project is located at the southwest corner of IH-10 West and Camp Bullis Road (please see attached exhibit)

Council District 8 ETJ _____ Over Edward's Aquifer Recharge? () yes (x) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet +/- 752,000

(e) Total area of impervious surface, in square feet +/- 520,000

(f) Number of residential dwellings units, by type; +/-270 (Multi-family)

(g) Type and amount of non-residential square footage; +/- 54,000

(h) Phases of the development, (If Applicable); anticipated approx. 3 primary phases

4. What is the date the applicant claims rights vested for this Project? June 11, 1983

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Please see attached exhibit

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: Development Rights Permit Date of Application: _____

Permit Number: 159 Date issued: April 14, 1995

Expiration Date: September 1, 2007 Acreage: 287

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN - 8 AM 7:21

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Crownridge of Texas # 64

Date accepted: April 14, 1995 Expiration Date: _____ MDP Size: 287 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

Ordinance No. 49445 (June 11, 1983)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: KEN LEONARD Signature: [Signature] Date: 4-20-04

Sworn to and subscribed before me by Ken Leonard on this 20th day of April in the year 2004, to certify which witness my hand and seal of office.



City of San Antonio
Vested Rights Permit
APPLICATION

Permit File: #VRP 04-06-129 Resubmittal

Received: October 18, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

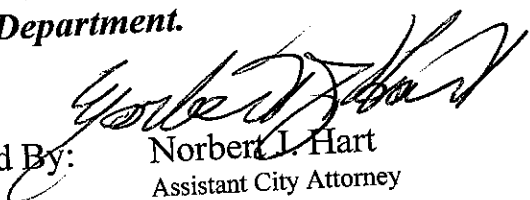
*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval R Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By:


Norbert L. Hart
Assistant City Attorney

Date: October 20, 2004

Comments: Recommend that the application be granted vested rights for approximately 17 acres for a multi-family development of approximately 270 units and approximately 54,000 square feet of commercial uses and associated parking effective April 14, 1995, the date of the Crownridge POADP that initiated this project as depicted on the attached site plan. Again, the application indicates that the property is not over the aquifer while the department records indicate that it is over the aquifer. The applicant needs to verify the property status regarding the aquifer.

If I can be of any further assistance, please contact me at 207-8989.